

Town of Bowdoin
Planning Board Minutes
October 14, 2025

Members Present:

Michaeline Mulvey, Chair
Gwen Thomas
Lauren Leclerc

M. 28 October 2025

Helen Watts, Vice-chair
Tom Giggey



Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:02 pm. Giggey moved to accept the September 23, 2025 meeting minutes as written. Mulvey seconded. Three votes for approval, Thomas abstained. The meeting minutes were signed. Watts arrived at 7:04 pm after the minutes were signed.

Members of the Public Present:

Judith Conway, Deborah Sprague

New Business:

210 West Road, Map 15-51-06, 10.2 acres, Judith Conway (Book 39 Page 70)

Conway purchased the parcel in 2004. Her parcel has a right-of-way to a cemetery in the woods along the southern property boundary. She is considering selling off some of the back woods.

The Board reviewed notes on the subdivision plan of which her parcel (Map 15-51-06) is a part. Note 7 indicated that: All lots are to be for single family, detached, residential housing.

The Board advised that Conway seek out a title attorney and a surveyor. She would need to define access in the deed and make sure any created lot meets the backlot standards. She could allow neighbors to continue to use the road, by writing it into the deed, otherwise any new owners could limit use of the road. Her lot would need to maintain at least 300 feet of road frontage and a minimum of 2 acres. The Board also recommended getting an estimate from a surveyor for side lot markers. Conway could also have a site evaluation done to determine a passing location for a septic system on the proposed new lot.

Old Business:

None

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

Cc: Selectmen, Code Enforcement Officer, Fire Chief, Webmaster, Planning Board files